

Off-Street Parking, Loading and Landscape

§ 214.180.120 PURPOSE

The purpose of this chapter is to encourage off-street parking, loading and landscaping that supports the goals of the Gateway, Corridor and Downtown Sub-Districts.

§ 214.180.121 GENERAL PROVISIONS

The off-street parking and loading areas of all three Sub-Districts should not be designed as merely unrelieved expanses of asphalt paving. Such parking lots are unattractive, extremely hot, uncomfortable to be in, and contribute significantly to a phenomenon known as 'urban heat island' in which air temperatures are increased due to large expanses of dark surfaces. As an extension of the streetscape, a parking lot should be dominated by trees, greenery, and open space, in effect creating a 'parking garden', where pedestrians are as important as vehicles.

§ 214.180.122 PARKING

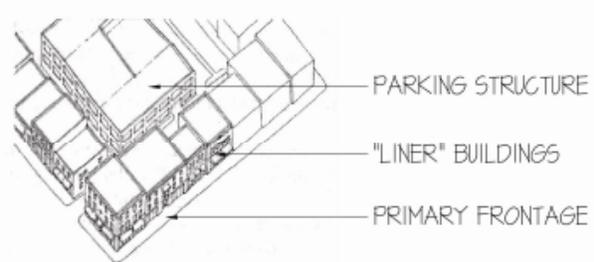
(A) Parking Requirements:

- (1) At a minimum, parking requirements shall be per the Town of Highland zoning ordinance. However, a decrease in parking counts for each development would be seen as an encouragement toward a more walkable, pedestrian friendly community not reliant on car storage.
- (2) Shared parking between developable properties is encouraged and may enable reduced parking requirements.
- (3) Parking space dimensions and drive aisles in parking lots shall be per the Town of Highland zoning ordinance. Parking spaces required to meet the Americans with Disabilities Act will be part of all new development, redevelopment, or build-out of existing parcels.

- (B) Off-Street Surface Parking Lot Placement. Off-street parking lots will be located behind the building. Off-street surface lots shall be set back a minimum of fifteen (15) feet from property lines along public rights-of-way, excluding alleys.

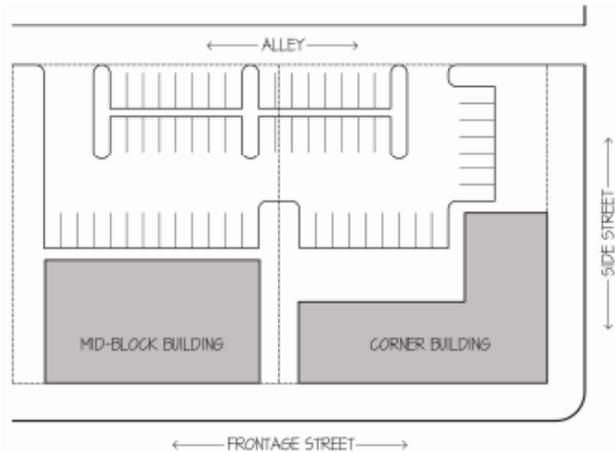
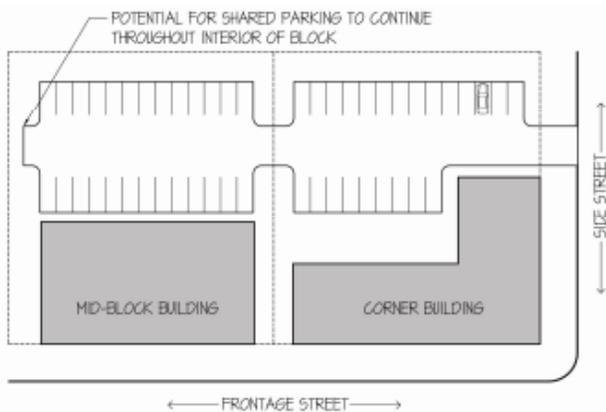
(C) Structured Parking:

Structured parking is allowed and will be set behind the building with access primarily off an alley or secondary street. Parking structures shall be allowed to abut the public right-of-way and/or primary frontage only when the first two floors that face the public street are developed as retail/commercial space.



(D) Access to Off-Street Parking:

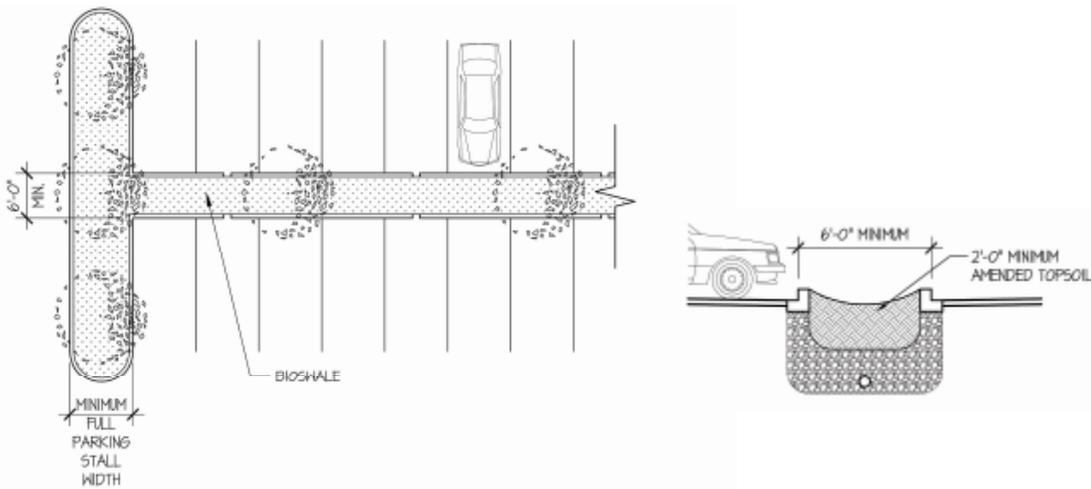
- (1) Within the development corridors, alleys shall be the primary access point for off-street parking. Parking will be allowed along the alley and will be head-in, diagonal, or parallel.
- (2) When an alley crosses the public way, ADA requirements will be met as will setback and site line requirements.



- (3) Corner lots that have both rear and side street access shall access parking through the rear of the lot.
- (4) Where alleys are incorporated into parking lot drive aisles, access to adjoining properties will be maintained. Shared parking and access across property lines will be encouraged. If no alley exists, then access across adjacent properties will be maintained through the parking lots.

§ 214.180.123 PARKING LOT LANDSCAPING REQUIREMENTS

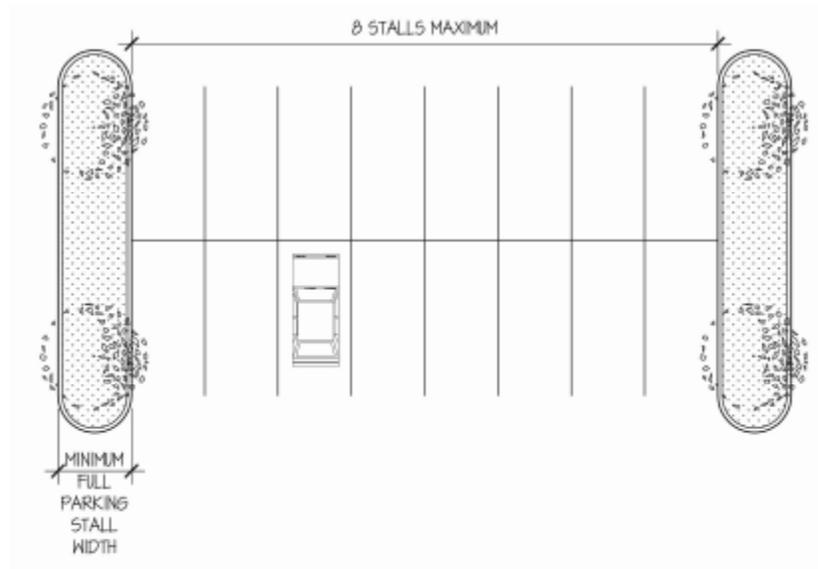
- (A) Between each bay of parking, regardless of orientation, a continuous landscape strip, measuring a minimum of six (6) feet from back of curb to back of curb, will be provided. The landscape strip will terminate into end island landscape areas, which will measure ten (10) feet by the full depth of the adjacent parking stalls and the landscape strip.
- (B) The landscape strip will be designed to be a bioswale for stormwater management and will include, at a minimum, one (1) 2 1/2" caliper tree for every one-hundred (100) square feet of surface area, and be planted with grass, shrubs, and/or living groundcover. In order to accommodate stormwater flow into the bioswale, curb cuts will be provided at every third parking stall. The submitting party will provide details for review by the Town.



- (C) The end island planters will include two (2) 2 1/2" caliper trees, one at each parking stall. The end island is not required to be a bioswale.

(D) At the discretion of the Town of Highland, landscape strips may be substituted with landscape islands. No more than eight (8) consecutive parking stalls will be allowed without a landscape island that measures the full width of the parking stall, including curbs.

Landscape Islands



§ 214.180.124 ADDITIONAL LOADING REQUIREMENTS

Developments within the Gateway, Corridor and Downtown Sub-Districts shall comply with § 214.230 and § 214.231 of the Highland Municipal Code.

§ 214.180.125 GARBAGE COLLECTION

- (A) Refuse containers and dumpsters shall be located behind buildings with access only from alleys or interior block parking areas.
- (B) Refuse containers and dumpsters must be screened from view with wood or masonry enclosures that complement or match the adjacent building.

Storm Water Management Plan

§ 214.180.130 PURPOSE

Every development, regardless of size and use, shall be responsible for the stormwater that it generates. Through the use of Best Management Practices (BMP's) to protect onsite and offsite water resources, a variety of BMP's can preserve site hydrology and maintain or reduce pre-development run-off volumes and rates. To be most effective, it is recommended that a project include several BMP's to meet the requirements set forth in this section.

§ 214.180.131 STORM WATER MANAGEMENT

Every Development shall at all times have in place a Plan approved by the Town of Highland that articulates sustainable stormwater management initiatives. In addition to such other requirements as the Town may set forth by regulation, the Storm Water Management Plan shall include the following:

(A) Provisions for Storm Water Management:

- (1) Rate Control. Storm water drainage systems shall manage the peak rate of discharge from the Development, incorporating the maximum permissible release rate allowed by the Town of Highland. There will be no direct discharge of storm water into local rivers or waterways from any of the Development Corridors.
- (2) Volume Control. Storm water drainage systems shall reduce the volume of runoff from a Development by one of the following measures:
 - Capture first one-half inch of runoff from all impervious surfaces in accordance with volume control BMP's; or
 - Achieve a fifteen (15) percent reduction in impervious surfaces from existing conditions.

(B) Provisions for sediment and erosion control.

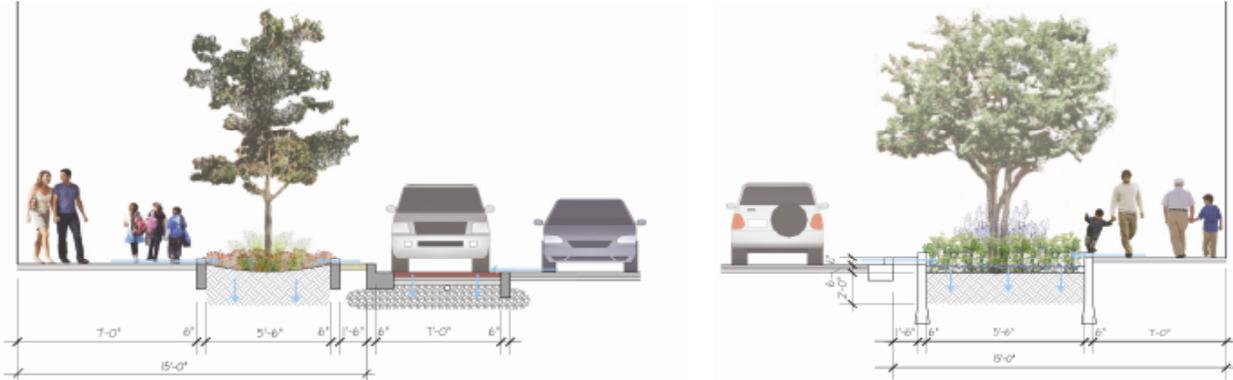
(C) Provisions for operations and maintenance.

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SUGGESTED STORM WATER MANAGEMENT TECHNIQUES:

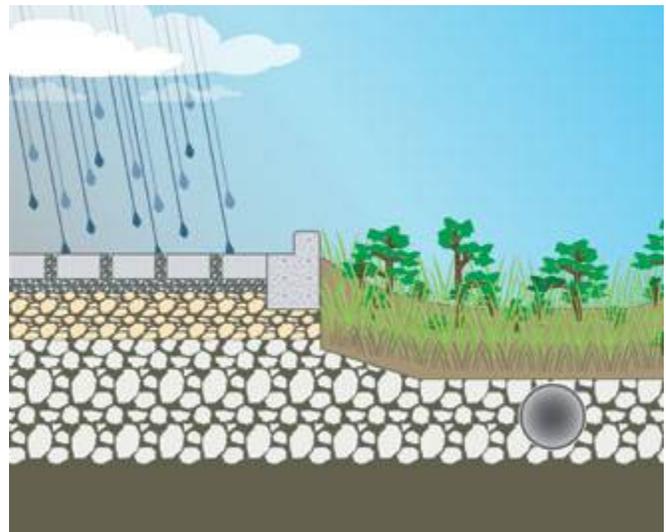
It is suggested that multiple Storm Water Management Techniques (Best Management Practices or BMP's) be applied to a development parcel in order to accomplish the above stated rate and volume controls. Suggested BMP's may include, but are not limited to the following:

- (A) Bioswale – a vegetated swale that infiltrates run-off from impervious surfaces. Rain will not stand for more than four (4) hours in a bioswale



before infiltrating. A bioswale often includes a perforated pipe for emergency overflow situations.

- (B) Filter Strips – a landscape strip usually underlain by open graded aggregate with no fines.
- (C) Permeable Pavers – a paving system that allows water to move through the driving surface into the stone base below.



(D) Vegetated Roof – a vegetated roof system designed to detain rain water on the buildings roof. In general, the vegetated roof is planted with species adaptable to drought conditions.



(E) Cistern – a closed system that re-uses rain water for various landscape uses and/or internal building recycling.



NRDC Cistern, before and after

(F) Rain Garden – a vegetated garden space that infiltrates rain water.



(G) Native Vegetation – refers to the use of plants indigenous to mid-state Indiana, which intercept rain water and are highly drought tolerant.

(H) Perforated Pipe – wherever possible, the use of permeable pipe embedded in open-graded aggregate, in lieu of concrete pipe, will be the preferred method for stormwater conveyance.



§ 214.180.133 CHANGE OF OWNERSHIP:

Upon a change of ownership of a Regulated Development, each new Owner of the Regulated Development or any part thereof shall comply with the approved Storm Water Management Plan for that Regulated Development until such time as the Building Commissioner approves an amendment or other modification of the Plan for that Development.

Planned Unit Development

§ 214.180.140 PURPOSE

The purpose of this subchapter is to provide greater design flexibility in the development of land in the Gateway, Corridor and Downtown Sub-Districts. The use of planned unit develops shall be encouraged when such use promotes a harmonious variety of uses, and/or provides for an economy of shared services and facilities, and/or are compatible with surrounding areas and/or foster the creation of attractive, healthful, efficient and stable environments for living, shopping or working.

§ 214.180.141 GENERAL PROVISIONS

- (A) Planned Unit Developments in the Gateway, Corridor and Downtown Sub-Districts shall comply with §214.190 and §214.192 through and including §214.201.
- (B) Planned Unit Developments in the Gateway, Corridor and Downtown Sub-Districts are exempt from §214.191.

§ 214.180.142 PLANNED UNIT DEVELOPMENT CLASSIFICATIONS

- (A) Planned unit developments allowed within the Gateway, Corridor, and Downtown Sub-Districts shall be one of the following Classifications.
- (B) Planned unit development; Residential. Any development consisting of not less than one-half ($\frac{1}{2}$) of an acre in which more than fifty (50) percent of the interior floor area of all buildings to be included in the development is used for residential purposes and/or those accessory purposes customarily related to residential use.
- (C) Planned unit development: Business. Any development consisting of not less than one-half ($\frac{1}{2}$) of an acre in which all of the interior floor area of all buildings to be included in the development is to be used for business or commercial purposes.

DEFINITIONS

§ 214.180.150 DEFINITIONS

- (A) **Accent Materials.** Materials applied to the surface of a structure such as cornices, soffits and fascia, window trim, sign bands and similar applications approved by the Design Advisory Committee.
- (B) **Appurtenance.** Any built-in, non-structural portion of a building or site, such as doors, windows, ventilators, mechanical equipment, light poles, etc.
- (C) **Architectural concrete.** As defined by ACI (American Concrete Institute): Concrete that will be permanently exposed to view and therefore requires special care in selection of the concrete materials, forming, placing, and finishing to obtain the desired architectural appearance.
- (D) **Awning.** A roof like covering of canvas, or the like, often adjustable, over a window, door, etc., to provide protection against the sun, rain and wind.
- (E) **Canopy.** A covered area which extends from the wall of a building, protecting an entrance or loading lock.
- (F) **Drive-In.** Establishment which offers goods or services directly to customers waiting in parked motor vehicles and intended to be primarily consumed on the premises.
- (G) **Drive-Thru.** Establishment which offers goods or services directly to customers waiting in idling cars and intended to be consumed primarily off of the premises.
- (H) **High-albedo Material.** A light colored material or other material with a high reflective power.
- (I) **Mansard Roof.** A roof having a double slope on all four sides, the lower slope being much steeper.
- (J) **Market Rent.** The amount for rent that can be charged by pricing the rent at a level near that of similar properties in the market area. Not subsidized or rent-controlled.
- (K) **Market Value.** The highest price in terms of money which a property will bring in a competitive, and open market and under all conditions required for a fair sale with the buyer and seller acting prudently with knowledge and neither being affected by undue pressure.
- (L) **Shed Roof.** A roof shape having only one sloping pane.
- (M) **Story.** The space in a building between floor levels, or between a floor and a roof above, or a major architectural division, even where no floor exists, as a tier or a row of windows.
- (N) **Vegetated Roof.** A roof system designed to hold rain water and/or reduce heat island effect by replacing heat-absorbing surfaces with plants, shrubs and small trees that cool the air through evaporation of water from leaves.

§ 214.180.160 UNENFORCEABLE AND INAPPLICABLE PROVISIONS

To the extent that any provision of these Design Standards are found to be illegal or unenforceable for any reason, that provision will be modified or deleted in a manner which makes the Design Standards as modified legal and enforceable under applicable laws, and the balance of the Design Standards will be construed as severable and independent and unaffected by such modification.